



DEVELOPMENT REVIEW BOARD APPLICATION

Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS		<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)	
<input checked="" type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)	
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS	
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
SITE PLANS		<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
BRIEF DESCRIPTION OF REQUEST			
Eliminate the interior lot lines between 5 existing lot lines to creat 1 new lot.			

APPLICATION INFORMATION			
Applicant: Presbyterian Healthcare Services		Phone:	
Address: 1100 Central Ave. S.E.		Email:	
City: Albuquerque	State: NM	Zip: 87102	
Professional/Agent (if any): CSI-Cartesian Surveys, Inc.		Phone: (505)896-3050	
Address: P.O. Box 44414		Email: cartesianjayson@gmail.com	
City: Rio Rancho	State: NM	Zip: 87174	
Proprietary Interest in Site:		List <u>all</u> owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: (Lots 1 and 2) (Lots 1, 2, and n'ly portion of Lot 3)		Block: 12	Unit:
Subdivision/Addition: Kaseman Medical Plaza and East End Addition		MRGCD Map No.:	UPC Code: See Attached Sheet
Zone Atlas Page(s): J-19-Z	Existing Zoning: MX-M		Proposed Zoning MX-M
# of Existing Lots: 5	# of Proposed Lots: 1		Total Area of Site (Acres): 1.4113
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: 8324 Constitution Pl. NE		Between: Wyoming Blvd. NE	and: Kaseman Ct. NE
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
PR-2020-003659(PS-2020-00040)			

Signature:		Date: 5/21/20	
Printed Name: Jayson Pyne		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY			
Case Numbers	Action	Fees	Case Numbers
Meeting Date:		Fee Total:	
Staff Signature:	Date:	Project #	

UPC Codes

1. 101905850818741936 (Lot 1, Kaseman Medical Plaza)
2. 101905852517841934 (Lot 2, Kaseman Medical Plaza)
3. 101905852318941937 (Lots 1,2, and N'ly ½ of Lot 3, East End Addition)

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines unless noted differently below. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

>> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- ☒ Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- ☒ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ☒ Zone Atlas map with the entire site clearly outlined and labeled

☐ SKETCH PLAT REVIEW AND COMMENT

- ___ Letter describing, explaining, and justifying the request
- ___ Scale drawing of the proposed subdivision plat (7 copies, folded)
- ___ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)

☐ MAJOR SUBDIVISION FINAL PLAT APPROVAL (requires published notice, heard on the DRB Major Case Schedule)

- ___ Letter describing, explaining, and justifying the request
- ___ Copy of recorded IIA
- ___ Proposed Final Plat (7 copies, 24" x 36" folded)
- ___ Design elevations & cross sections of perimeter walls (3 copies)
- ___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- ___ DXF file and hard copy of final plat data for AGIS submitted and approved

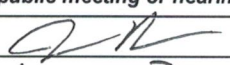

☒ MINOR SUBDIVISION PRELIMINARY FINAL PLAT APPROVAL

- ☒ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- ☒ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ☒ Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- ☒ Required notice with content per IDO Section 14-16-6-4(K)(6)
- ☒ Office of Neighborhood Coordination Public Notice Inquiry response
- ☒ Proof of emailed notice to applicable Neighborhood Association representatives
- ☒ Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal (7 copies, folded)
- ☒ Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- ☒ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- ☒ Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- ☒ Proposed Infrastructure List, if applicable
- ☒ DXF file and hard copy of final plat data for AGIS submitted and approved

☐ MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST

- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.	
Signature: 	Date: 5/21/20
Printed Name: Jayson Dyne	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number
Staff Signature:	
Date:	

CSI-Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

May 20, 2020

Development Review Board
City of Albuquerque

Re: Proposed plat for 1235 and 1241 Wyoming Blvd. N.E. and 8324 Constitution Pl. N.E.

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and request a final plat approval to eliminate the interior lot lines between 5 existing lots. The property is located at 1235, 1241 Wyoming Blvd. N.E. and 8324 Constitution Pl. N.E., at the southeast corner of Wyoming Blvd. N.E. and Constitution Pl. N.E. Sketch plat review meeting was held on April 29, 2020, Project No. 2020-003659 and addressed the comments that the board members had commented on.

Comments from sketch meeting addressed are as follows:

Transportation:

Constitution Avenue is a major collector with proposed bike lanes. Provide roadway cross-section for Constitution showing bike lanes and sidewalks widths. Right-of-way dedication is needed based on its roadway classification. Coordinate road cross-section with City Planning prior to platting submittal.

- This comment is confused with the main road Constitution Avenue, not Place, does not apply to our property

Additionally, label sidewalk widths fronting the entire property for both Constitution and Wyoming. Minimum sidewalk widths are needed based on roadway classification.

- A sidewalk exhibit is submitted to showing the widths of the sidewalks.

Provide site survey showing public infrastructure along Wyoming Boulevard and Constitution Avenue. Demonstrate that powerpoles and bus bay along Wyoming Boulevard are all within right-of-way.

- Comment is not for the site being subdivided

Provide site survey showing existing and proposed building/parking features. Lot lines cannot cross parking spaces or buildings. If more than one parcel will cover the property, a shared parking/access agreement will be needed.

- A proposed site plan has been submitted with the plat showing new infrastructures.

Coordinate with NMDOT since property abuts NMDOT right-of-way.

- Does not apply

Site plan improvements will need to be reviewed by Transportation. Show correct parking calculations.

- A proposed site plan will be submitted with the plat.

Code Enforcement:

No objection to the plat

ABCWUA:

Upon clarification at the hearing ABCWUA has no objection to the plat

Hydrology:

Additional drainage information will be required prior to Hydrology's approval of the Plat.

- The engineer and hydrology section have been in DRWS has been provided with the submittal

Is Kaseman Court R.O.W. remaining?

- Kaseman Court will remain

The infrastructure list may be needed for Preliminary Plat.

- A proposed infrastructure list is submitted with the plat

Comment - Approved grading and drainage plan and drainage report is required prior to Building Permit if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving)

- The City Engineer's office and the engineer have been in contact. A DRWS has been submitted

Planning:

No objection to the plat, just checklists for Major and Minor plat

Park and Recreation:

No objection to the plat

Thank you for your time and consideration

Jayson Pyne



Jayson Pyne <cartesianjayson@gmail.com>

8324 Constitution Place NE Public Notice Inquiry

Carmona, Dalaina L. <dlcarmona@cabq.gov>

Wed, May 20, 2020 at 10:21 AM

To: "cartesianjayson@gmail.com" <cartesianjayson@gmail.com>

Dear Applicant,

See list of associations below regarding your Public Notice Inquiry. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Snow Heights NA	Julie	Nielsen	bjdniels@msn.com	8020 Bellamah Avenue NE	Albuquerque	NM	87110	5053622313	5052923989
Snow Heights NA	Laura	Garcia	laurasmigi@aol.com	1404 Katie Street NE	Albuquerque	NM	87110	5052355858	
District 7 Coalition of Neighborhood Associations	David	Haughawout	davidh.d7@comcast.net	2824 Chama Street NE	Albuquerque	NM	87110	5055141965	5058884424
District 7 Coalition of Neighborhood Associations	Lynne	Martin	lmartin900@aol.com	1531 Espejo NE	Albuquerque	NM	87112	5059804107	5052940435

IDO – Public Notice Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/public-notice>

IDO – Neighborhood Meeting Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

IDO - Administration & Enforcement section: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant

Office of Neighborhood Coordination

5/21/2020

Gmail - 8324 Constitution Place NE Public Notice Inquiry

Council Services Department

1 Civic Plaza NW, Suite 9087, 9th Floor

Albuquerque, NM 87102

505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=[cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org) [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov

Sent: Wednesday, May 20, 2020 7:36 AM

To: Office of Neighborhood Coordination <cartesianjayson@gmail.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Jayson Pyne

Telephone Number

5058963050

Email Address

cartesianjayson@gmail.com

Company Name

CSI-Cartesian Surveys, Inc.

Company Address

P.O. Box 44414

City

Rio Rancho

State

NM

ZIP

87174

Legal description of the subject site for this project:

Lots 1 and 2, Kaseman Medical Plaza
and
Lots 1, 2, and a portion of Lot 3, East End Addition

Physical address of subject site:

[8324 Constitution Place NE](#)

Subject site cross streets:

5/21/2020

Gmail - 8324 Constitution Place NE Public Notice Inquiry

Wyoming Blvd NE and Constitution PI NE

Other subject site identifiers:

This site is located on the following zone atlas page:

J-19-Z

=====

This message has been analyzed by Deep Discovery Email Inspector.

 **IDOZoneAtlasPage_J-19-Z.PDF**
462K

CSI-Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

RE: Notice of Subdivision Platting action at 1235, 1241 Wyoming Blvd. N.E and 8324
Constitution Pl. N.E. (Proposed Lot 1-A, Kaseman Medical Plaza)

To whom it may concern,

If you are receiving this notice, it is because you were entered into the City of Albuquerque data base as a neighborhood association contact and the project in which we are working on is located within your area. As part of the IDO regulations we are required to formally notify you of our application submittal. This letter is notification that CSI-Cartesian Surveys Inc. plans to submit a plat to eliminate adjust the interior lot lines between the existing tracts.

The location of the proposed plat is at the southwesterly corner of Wyoming Blvd. N.E. and Consitution Pl. N.E. also known as proposed Lot 1-A, Kaseman Medical Plaza. Please see attached Plat and Zone Atlas Page showing the proposed subdivision and the plat.

If you would like more information, I can be reached at 896-3050 or should you desire to attend the DRB hearing it will be held on June 3, 2020, 9:00 A.M. Due to the State of NM Governor's health order, the meeting is being held online via zoom. Visit the CABQ Development Review Board website for the hyperlink on the agenda to access the zoom meeting. The meeting has an agenda and each item is called in order of the agenda listed.

Jayson Pyne
CSI-Cartesian Surveys Inc.
P.O. Box 44414
Rio Rancho, NM 87174
(505) 896-3050 you must first dial 1 and then the Ext. 113



Jayson Pyne <cartesianjayson@gmail.com>

Public Notice of Platting Action to NHA and Neighborhood Coalition-1235 Wyoming Blvd. NE

Jayson Pyne <cartesianjayson@gmail.com>

Thu, May 21, 2020 at 2:17 PM

To: bjdniels@msn.com, laurasmigi@aol.com, davidh.d7@comcast.net, lmartin900@aol.com

Good Afternoon,

This email is to inform you of a final platting action with your neighborhood. I have attached a PDF of the Plat, Notification letter and Zone Atlas Page. Let me know if you have any questions or concerns.

--

Thanks,

Jayson Pyne

CADD Tech

CSI-Cartesian Surveys Inc.

PO Box 44414

Rio Rancho NM 87174

(company) 505-896-3050

(fax) 505-891-0244

www.cartesiansurveys.com

Email: cartesianjayson@gmail.com

3 attachments

**Public Notice Letter.pdf**

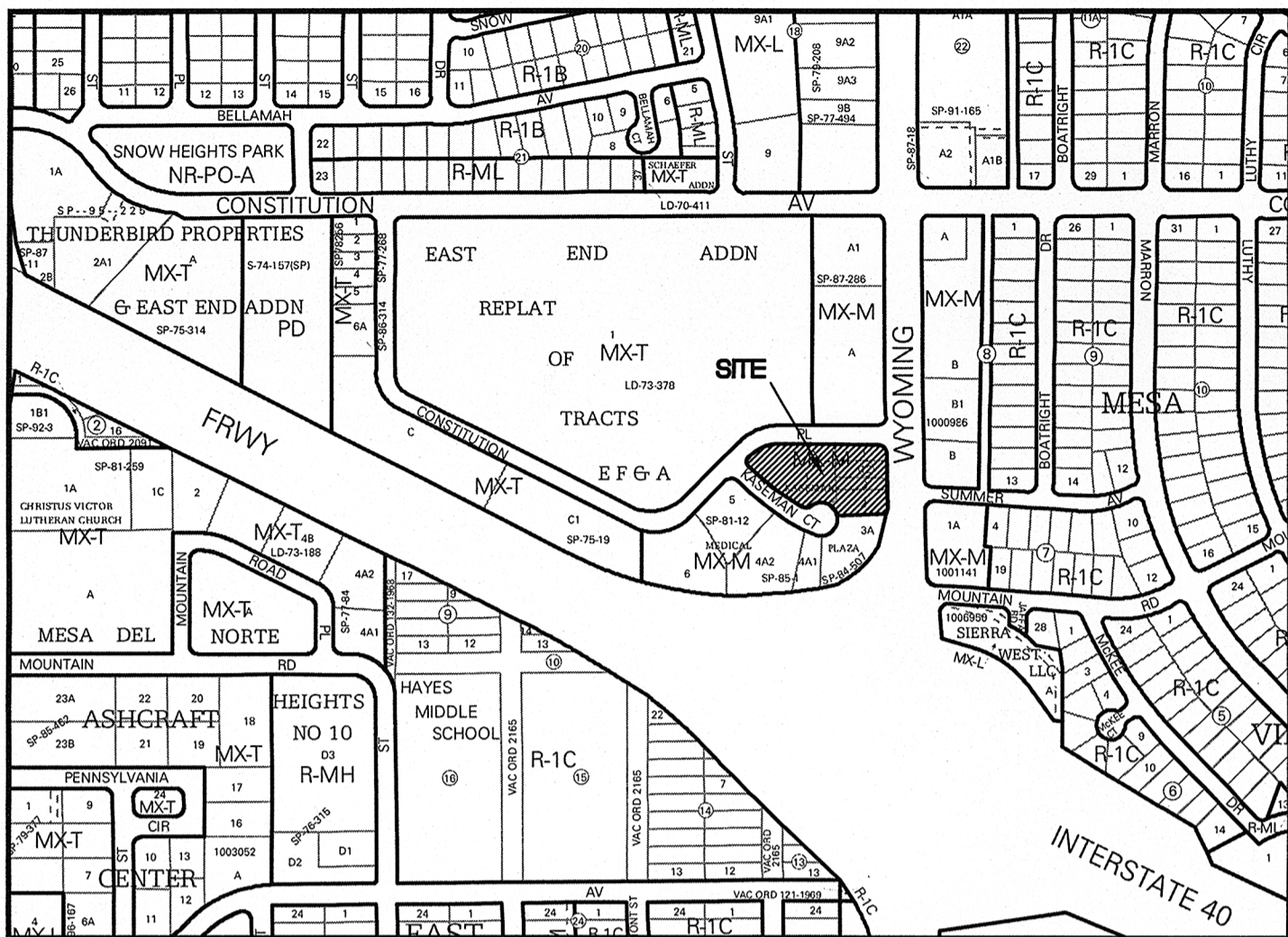
32K

**IDOZoneAtlasPage_J-19-Z.pdf**

455K

**200670_PLAT_5-21-20.pdf**

4909K



Vicinity Map - Zone Atlas J-19-Z

Subdivision Data

GROSS ACREAGE. 1.4113 ACRES
ZONE ATLAS PAGE NO. J-19-Z
NUMBER OF EXISTING LOTS. 5
NUMBER OF LOTS CREATED. 1
MILES OF FULL-WIDTH STREETS. 0.0000 MILES
MILES OF HALF-WIDTH STREETS. 0.0000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.0000 ACRES
DATE OF SURVEY. MAY 2020

Notes

1. FIELD SURVEY PERFORMED IN MAY 2020.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS

Free Consent

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

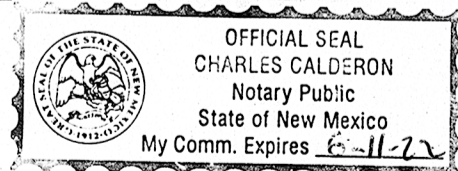
RYAN J. BURT, SVP-GENERAL COUNSEL
PRESBYTERIAN HEALTHCARE SERVICES

STATE OF NEW MEXICO }
COUNTY OF Sandoval } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 5/28/2020
BY: RYAN J. BURT, SVP-GENERAL COUNSEL, PRESBYTERIAN HEALTHCARE SERVICES

By: [Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES June 11, 2022



Indexing Information

Section 17 & 18, Township 10 North, Range 4 East,
N.M.P.M.
Subdivision: Kaseman Medical Plaza (Lots 1 and 2)
East End Addition (Lots 1, 2, and 3)
Owner: Presbyterian Healthcare Services
UPC #: 101905850818741936 (Lot 1)
101905852517841934 (Lot 2)
101905852318941937 (Lots 1 thru 3, Block 12)

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.

Legal Description

A CERTAIN PARCEL BEING COMPRISED OF LOTS NUMBERED ONE (1) AND TWO (2) OF THE CORRECTED PLAT OF KASEMAN MEDICAL PLAZA, AN ADDITION TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 14, 1981, IN BOOK C17, PG. 182 AND CORRECTION PLAT FILED ON JANUARY 12, 1984, IN PLAT BOOK C23, PAGE 7 AND LOTS NUMBERED ONE (1), TWO (2) AND N'LY HALF OF LOT THREE (3) IN BLOCK NUMBERED TWELVE (12) OF THE EAST END ADDITION, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 16, 1938, IN PLAT BOOK C1, PAGE 55

LESS AND EXCEPTING THAT PORTION CONVEYED TO THE CITY OF ALBUQUERQUE BY THAT CERTAIN WARRANTY DEED RECORDED MAY 20, 1957, IN BOOK D 386, PAGE 577, RECORDS OF BERNALILLO COUNTY, NEW MEXICO BEING MORE PARTICULARLY DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE MOST SOUTHEASTERLY CORNER OF SAID LOT 2, MARKED WITH A REBAR WITH CAP "LS 11808", WHENCE A TIE TO ACS MONUMENT "14-K20", BEARS S 02°08'42" E, A DISTANCE OF 4,288.52 FEET;

THENCE, LEAVING SAID RIGHT-OF-WAY OF WYOMING BLVD, BEARING S 89°39'49" W, A DISTANCE OF 139.36 FEET TO A POINT ON A CURVE, ALSO BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A CHISELED "X";

THENCE, 99.98 FEET ALONG A CURVE TO THE LEFT, NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS 45.00 FEET, A DELTA OF 127°18'06", AND A CHORD BEARING N 70°31'38" W, A DISTANCE 80.65 FEET TO A POINT OF CURVATURE, MARKED BY A REBAR WITH CAP "LS 11808";

THENCE, 31.63 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 72°29'04", AND A CHORD BEARING S 82°03'51" W, A DISTANCE OF 29.56 FEET TO AN ANGLE POINT, MARKED BY A CHISELED "X";

THENCE, N 61°41'37" W, A DISTANCE OF 28.77 FEET TO AN ANGLE POINT, MARKED BY A CHISELED "X";

THENCE, 69.60 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 253.19 FEET, A DELTA OF 15°45'01", AND A CHORD BEARING N 53°49'07" W, A DISTANCE OF 69.38 FEET TO AN ANGLE POINT, MARKED BY A CHISELED "X";

THENCE, N 45°56'36" W, A DISTANCE OF 72.93 FEET TO A POINT OF CURVATURE, MARKED BY A CHISELED "X";

THENCE, 43.87 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 100°32'02", AND A CHORD BEARING N 04°19'24" E, A DISTANCE OF 38.45 FEET TO A POINT OF CURVATURE, MARKED BY REBAR WITH CAP "LS 11808";

THENCE, 90.83 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 148.56 FEET, A DELTA OF 35°01'52", AND A CHORD BEARING N 72°06'21" E, A DISTANCE OF 89.42 FEET TO AN ANGLE POINT, MARKED BY A BATHEY MARKER "LS 14271";

THENCE, N 89°37'17" E, A DISTANCE OF 270.00 FEET TO A POINT OF CURVATURE, BEING MARKED BY A BATHEY MARKER "LS 14271";

THENCE, 39.27 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 90°00'00", AND A CHORD BEARING S 45°22'43" E, A DISTANCE OF 35.36 FEET TO AN ANGLE POINT, MARKED BY A BATHEY MARKER "LS 14271";

THENCE, S 00°22'43" E, A DISTANCE OF 150.00 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 11808";

THENCE, S 15°55'47" W, A DISTANCE OF 20.87 FEET TO THE POINT OF BEGINNING, CONTAINING 1.4113 ACRES (61,474 SQ. FT.), MORE OR LESS.

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: 101905850818741936

101905852517841934

101905852318941937

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Preliminary Plat for Lot 1-A

Kaseman Medical Plaza
Being Comprised of
Lots 1 and 2, Kaseman Medical Plaza and Remaining portions of Lots 1, 2, and the N'ly 1/2 of Lot 3 East End Addition
City of Albuquerque
Bernalillo County, New Mexico
May 2020

Project Number: _____

Application Number: _____

Plat Approvals:

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

City Approvals:

Erin N. Risenhoover P.S. 5/21/2020
City Surveyor

Traffic Engineer

ABCWUA

Parks and Recreation Department

Code Enforcement

AMAFCA

City Engineer

DRB Chairperson, Planning Department

Surveyor's Certificate

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Will Plotner Jr.
N.M.R.P.S. No. 14271

5/21/2020
Date

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
wplotnerjr@gmail.com



Sheet 1 of 3
200670

Preliminary Plat for
Lot 1-A
Kaseman Medical Plaza
Being Comprised of
Lots 1 and 2, Kaseman Medical
Plaza and Remaining portions of
Lots 1, 2, and the N'ly 1/2 of Lot 3
East End Addition
City of Albuquerque
Bernalillo County, New Mexico
May 2020

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (01/12/1984, C23-7)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (06/16/1938, C1-55)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (11/30/1984, C25-157)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
wplotnerjr@gmail.com

Easement Notes

- [1] EXISTING 7' UTILITY EASEMENT (01/14/1981, C17-182)
- [2] EXISTING 5' PNM AND MST&T EASEMENT FOR POWER LINE (03/02/1953, BK. D234, PG. 227)
- [3] EXISTING 7' UNDERGROUND EASEMENT TO PNM AND MST&T CO. (01/08/1982, 902-360 DOC. NO. 821289)
- [4] INTENTIONALLY OMITTED
- [5] INTENTIONALLY OMITTED
- [6] EXISTING 7' P.U.E. (2/28/1964, BK. C5, PG. 200)

ACS Monument "11-H19"
NAD 1983 CENTRAL ZONE
X=1548977.78 *
Y=1495164.914 *
Z=5364.257 * (NAVD 1988)
G-G=0.999656857
Mapping Angle=-0°10'33.04"
*U.S. SURVEY FEET

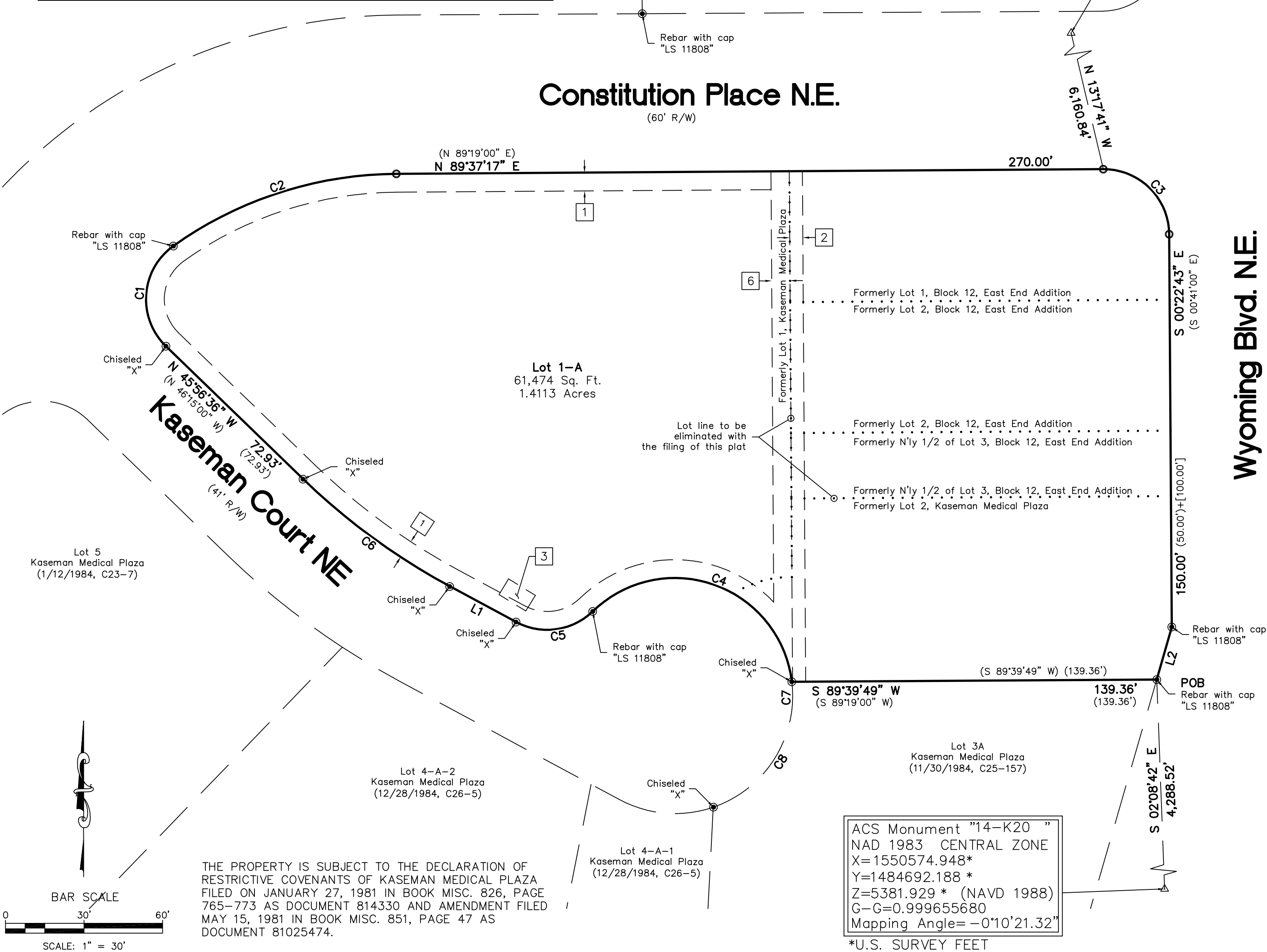
Constitution Place N.E.
(60' R/W)

Wyoming Blvd. N.E.
(R/W Varies)

ACS Monument "14-K20"
NAD 1983 CENTRAL ZONE
X=1550574.948 *
Y=1484692.188 *
Z=5381.929 * (NAVD 1988)
G-G=0.999655680
Mapping Angle=-0°10'21.32"
*U.S. SURVEY FEET

Line Table		
Line #	Direction	Length (ft)
L1	N 61°41'37" W (N 62°00'00" W)	28.77' (28.72')
L2	S 15°55'47" W (S 15°49'04" W)	20.87' (20.86')

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	43.87' (43.85')	25.00' (25.00')	100°32'02"	38.45'	N 04°19'24" E
C2	90.83' (90.94')	148.56' (148.56')	35°01'52"	89.42'	N 72°06'21" E
C3	39.27'	25.00'	90°00'00"	35.36'	S 45°22'43" E
C4	99.98' (100.12')	45.00' (45.00')	127°18'06"	80.65'	N 70°31'38" W
C5	31.63' (31.65')	25.00' (25.00')	72°29'04"	29.56'	S 82°03'51" W
C6	69.60' (69.60')	253.19' (253.19')	15°45'01"	69.38'	N 53°49'07" W
C7	161.05'	45.00' (45.00')	205°03'29"	87.86'	N 31°38'56" W
C8	61.07'	45.00' {45.00'}	77°45'23"	56.49'	S 32°00'07" W

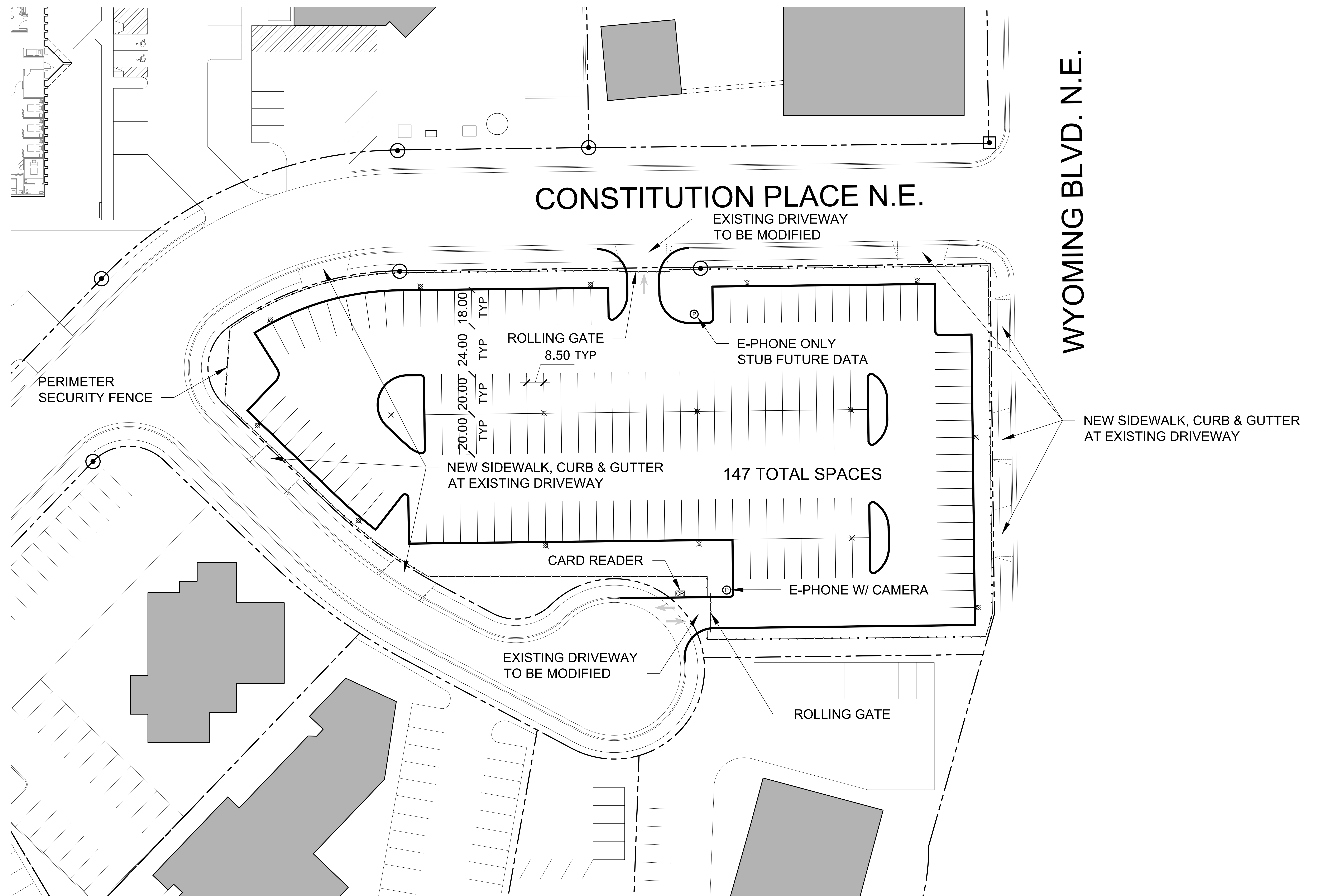


THE PROPERTY IS SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS OF KASEMAN MEDICAL PLAZA FILED ON JANUARY 27, 1981 IN BOOK MISC. 826, PAGE 765-773 AS DOCUMENT 814330 AND AMENDMENT FILED MAY 15, 1981 IN BOOK MISC. 851, PAGE 47 AS DOCUMENT 81025474.

*Preliminary Plat for
Lot 1-A
Kaseman Medical Plaza
Being Comprised of
Lots 1 and 2, Kaseman Medical
Plaza and Remaining portions of
Lots 1, 2, and the N'ly 1/2 of Lot 3
East End Addition
City of Albuquerque
Bernalillo County, New Mexico
May 2020*

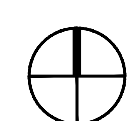
Documents

1. TITLE SEARCH REPORT FOR LOT 2, KASEMAN MEDICAL PLAZA PROVIDED BY STEWART TITLE, HAVING FILE NO. 722282 TD AND AN EFFECTIVE DATE OF APRIL 21, 2020.
2. TITLE SEARCH REPORT FOR LOT 1, KASEMAN MEDICAL PLAZA PROVIDED BY STEWART TITLE, HAVING FILE NO. 722235 TD AND AN EFFECTIVE DATE OF APRIL 21, 2020.
3. TITLE SEARCH REPORT FOR LOTS 1, 2, AND 3, BLOCK 12, EAST END ADDITION PROVIDED BY STEWART TITLE, HAVING FILE NO. 722256 TD AND AN EFFECTIVE DATE OF APRIL 21, 2020.
4. THE CORRECTED PLAT OF KASEMAN MEDICAL PLAZA FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 12, 1984 IN BOOK C23, PAGE 7.
5. PLAT FOR KASEMAN MEDICAL PLAZA, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 14, 1981 IN BOOK C17, PAGE 182.
6. PLAT FOR EAST END ADDITION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 16, 1938 IN BOOK C1, PAGE 55.
7. WARRANTY DEED FOR LOT 1, CORRECTED PLAT OF KASEMAN MEDICAL PLAZA, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 29, 2018 AS DOCUMENT NO. 2018046530.
8. SPECIAL WARRANTY DEED FOR LOT 2, KASEMAN MEDICAL PLAZA, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 3, 2018 AS DOCUMENT NO. 2018038874.
9. WARRANTY DEED FOR LOTS 1, 2, AND 3, EAST END ADDITION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 12, 1982 IN BOOK D166-A, PAGE 50, DOCUMENT NO. 8237489.



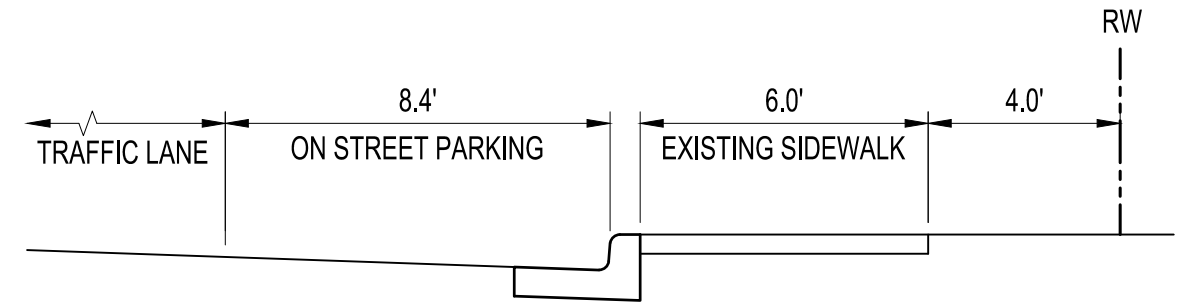
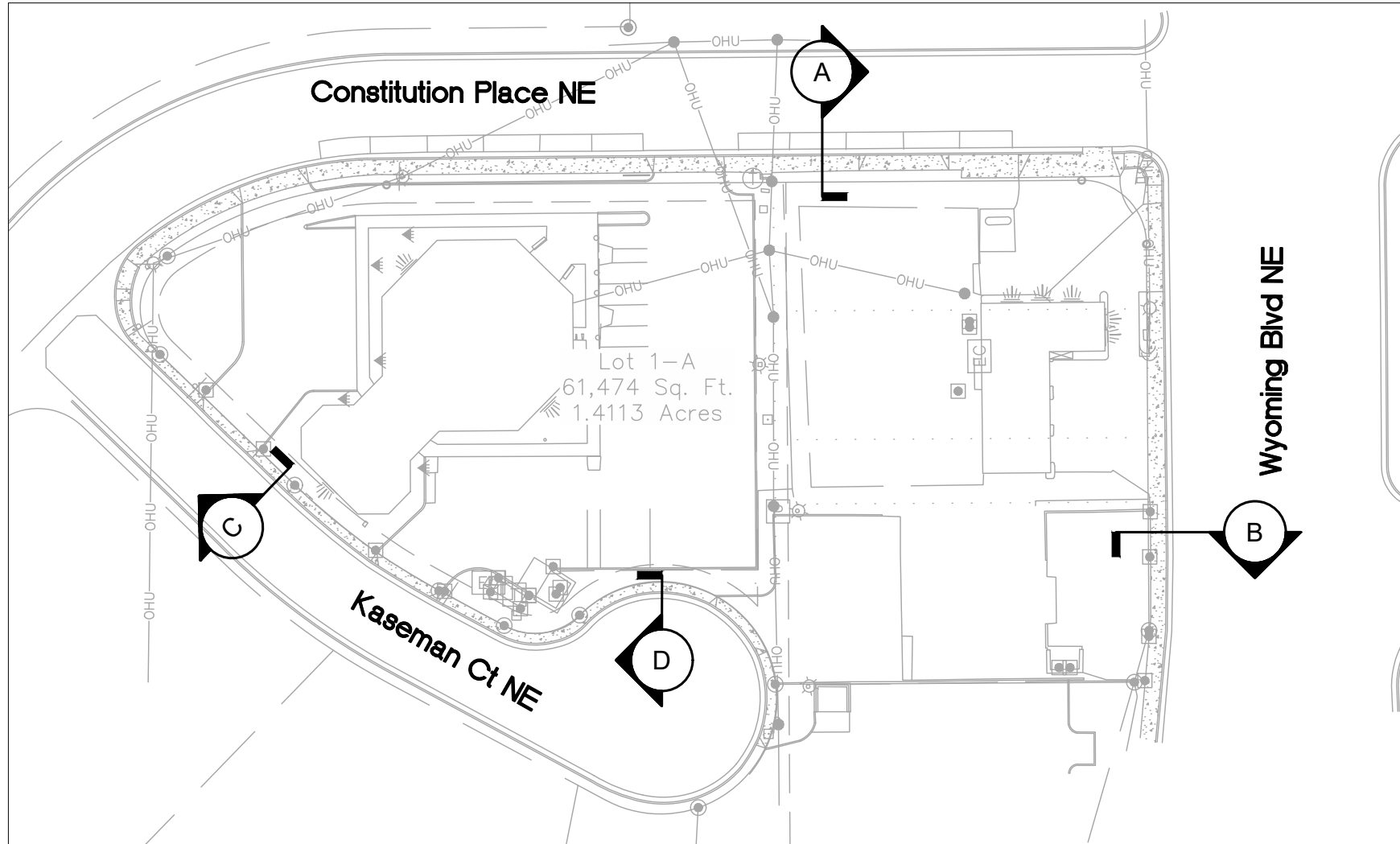
A SITE PLAN (OPTION A)
1" = 20'-0"

PKH SE PARKING LOT
4/16/2020

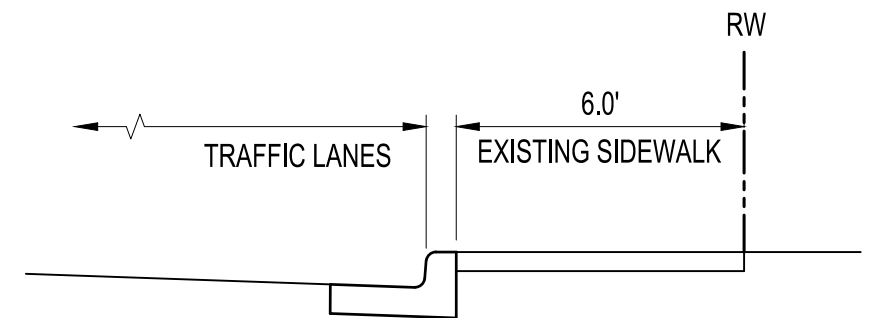


**DEKKER
PERICH
SABATINI**

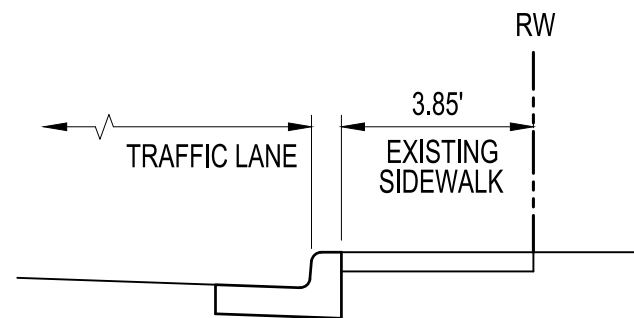
ARCHITECTURE
DESIGN
INSPIRATION



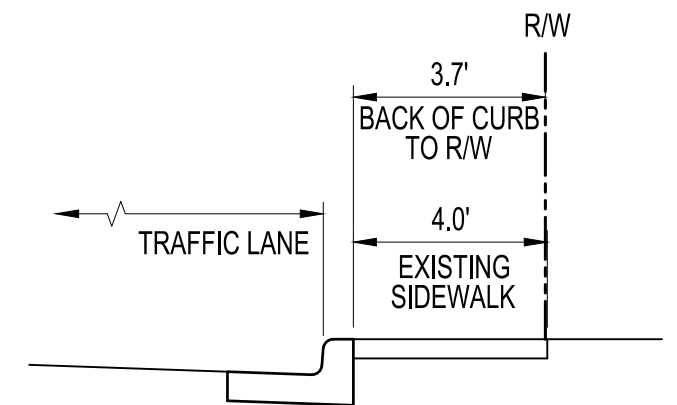
A SECTION A
NTS



B SECTION B
NTS



C SECTION C
NTS



D SECTION D
NTS

SIDEWALK EXHIBIT

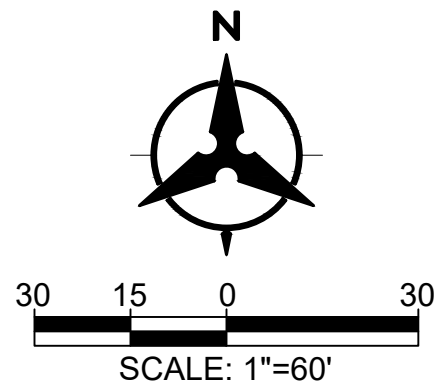


Figure 12

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

KASEMAN MEDICAL PLAZA LOT 1-A

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<u>PUBLIC ROADWAY IMPROVEMENTS</u>									
			REMOVE 3 DRIVEPADS INSTALL NEW C&G AND SIDEALK	WEST SIDE OF WYOMING	CONSTITUTION PL NE	200' SOUTH OF CONSTITUTION PL NE	/	/	/
			REMOVE 3 DRIVEPADS INSTALL NEW C&G AND SIDEALK	SOUTH SIDE OF CONSTITUTION PL WYOMING		350' WEST OF WYOMING	/	/	/
			REMOVE 2 DRIVEPADS INSTALL NEW C&G AND SIDEALK	KASEMAN COURT	CONSTITUTION PLACE	320' SOUTHEAST OF KASEMAN COURT	/	/	/
			INSTALL NEW 24' WIDE DRIVEWAY WITH CURB RETURNS & ADA CURB RAMPS	KASEMAN COURT	320' SOUTHEAST OF CONSTITUTION PL.		/	/	/
			INSTALL NEW 24' WIDE DRIVEWAY WITH CURB RETURNS & ADA CURB RAMPS	CONSTITUTION PL	190' WEST OF WYOMING		/	/	/

AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
GLENN BROUGHTON					
PREPARED BY: PRINT NAME	DRB CHAIR	DATE	PARKS & RECREATION	DATE	
BOHANNAN HUSTON INC.					
FIRM:	TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE	
SIGNATURE		ABCWUA		CITY ENGINEER	DATE
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION					DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR		USER DEPARTMENT				AGENT/OWNER